

Bicycle and Pedestrian Advisory CommissionDale McKeel, 560-4366 ext 36421 / bpac.devrev@durhamnc.gov11/13/14

The Durham Bicycle and Pedestrian Advisory Commission (BPAC) reviewed the project and believes the project would better serve the needs of the community and meet the goals of the Durham Comprehensive Plan if the following items are included. Many of these comments are made in recognition that this location is near a proposed transit stop for Durham-Orange Light Rail.

1. Add a text commitment on the development plan to provide wheelchair ramps and a striped crosswalk on the south leg of the intersection of Westgate Drive and University Drive, with approval from the City of Durham and NCDOT.
2. Add a text commitment on the development plan to provide pedestrian signals on all four corners of the intersection of Westgate Drive and University Drive, with approval from the City of Durham and NCDOT.
3. Add a text commitment on the development plan to provide sidewalks and walkways sufficient to serve both existing and projected pedestrian needs and to connect all areas in the development, adjacent development areas, and transit stops per Policy 4.4.1c of the Durham Comprehensive Plan.
4. Add a text commitment on the development plan to add additional bicycle parking adjacent to all buildings on the site in order that the entire development will be in compliance with current Unified Development Ordinance requirements and standards for bicycle parking and per Policy 8.1.4h of the Durham Comprehensive Plan.
5. The forested area shown on the existing conditions sheet does not accurately depict the amount of tree cover on the west side of the site (i.e., nearest to MLK Parkway). There are tree cover areas on both sides of the western driveway entrance into the site. Please revise the illustration to more accurately reflect existing tree cover.
6. On the development plan, increase the size of the tree save area in order to preserve the existing tree cover on both sides of the driveway entrance on the west side of the site (i.e., nearest to MLK Parkway) per Policy 4.1.1h of the Durham Comprehensive Plan.
7. Add a text commitment on the development plan to increase by 50 percent the amount of tree cover / landscape area in the existing parking lot in order to address Objectives 4.2.4 and 7.1.4 of the Durham Comprehensive Plan.
8. Add a text commitment on the development plan to designate at least 5% of the parking spaces on the site as "Park and Ride" spaces; however, no more than 100 spaces shall be required. A sign or signs shall be used to designate that the spaces are reserved for

park and ride use during non-holiday weekdays between 6 a.m. and 6 p.m. Park and ride spaces shall be defined as spaces to be occupied by vehicles left by individuals who transferred to other modes of transportation for the remainder of their trip to an off-site location.

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1/10/15

The Durham Bicycle and Pedestrian Advisory Commission (BPAC) reviewed the project and believes the project would better serve the needs of the community and the Durham Comprehensive Plan if the following items are included:

1. Thank you for adding text commitment # 2 (bicycle parking). However, there needs to be language added to the text commitment to (1) indicate the timing for when the improvements will be made, and (2) indicate that the number of bicycle racks and the placement of the bicycle racks will comply with the standards in the Durham Unified Development Ordinance.
2. Thank you for adding text commitment # 3 (tree cover/landscape area in existing parking lot). However, there needs to be language added to the text commitment to indicate the timing for when the improvements will be made.
3. Thank you for adding text commitment # 5 (pedestrian system). However, there needs to be language added to the text commitment to (1) indicate the timing for when the improvements will be made, and (2) indicate that the pedestrian system will also connect to adjacent areas and transit stops per Policy 4.4.1c of the Durham Comprehensive Plan and UDO 12.4.1.

Please add a text commitment related to this item:

4. Add a text commitment on the development plan to designate at least 5% of the parking spaces on the site as "Park and Ride" spaces; however, no more than 100 spaces shall be required. A sign or signs shall be used to designate that the spaces are reserved for park and ride use during non-holiday weekdays between 6 a.m. and 6 p.m. Park and ride spaces shall be defined as spaces to be occupied by vehicles left by individuals who transferred to other modes of transportation for the remainder of their trip to an off-site location.

Even though the Durham-Orange Light Rail project may address the following items, that project is not approved or funded at this time and is many years away. Therefore, the Bicycle and Pedestrian Advisory Commission wishes to retain the following comments:

5. Add a text commitment on the development plan to provide wheelchair ramps and a striped crosswalk on the south leg of the intersection of Westgate Drive and University Drive, with approval from the City of Durham and NCDOT.
6. Add a text commitment on the development plan to provide pedestrian signals on all four corners of the intersection of Westgate Drive and University Drive, with approval from the City of Durham and NCDOT.